

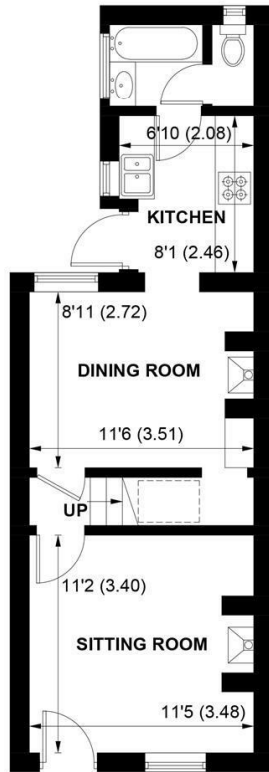
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Sims Williams

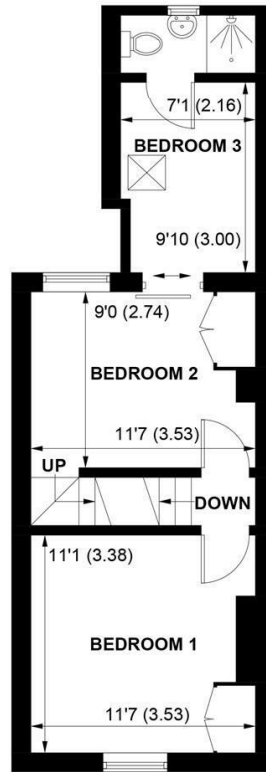


9 MARINERS TERRACE, SHORE ROAD, BOSHAM, WEST SUSSEX, PO18 8JA



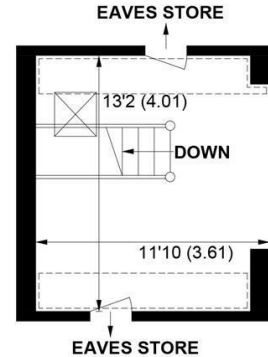


GROUND FLOOR



FIRST FLOOR

 = REDUCED HEADROOM
BELOW 1.5M / 5'0"



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 891 SQ FT / 82.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

£850,000 Freehold

9 MARINERS TERRACE, SHORE ROAD,
BOSHAM,
WEST SUSSEX, PO18 8JA

- Direct Frontage To Bosham Harbour
- Charming Listed Cottage
- 2 Reception Rooms
- Fitted Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Loft/Storage
- Private Gardens
- Private Parking

EPC RATING

Current =

Potential = null

COUNCIL TAX BAND

Band = E

A wonderful opportunity to buy a charming Grade II listed cottage with direct frontage to the foreshore at Bosham Harbour. The property has been stylishly presented and updated and would make a fabulous weekend retreat or Air BnB investment.

The cottage is beautifully presented throughout offering light and airy accommodation with stunning views of the harbour. It is set well back with a long garden fronting the Trippet and only about 600 yards from the sailing club.

The property has a charming sitting room with cast iron log burning stove and views down the front garden through sash windows to the harbour. There is a separate dining room which in turn leads into a superb fitted kitchen with induction hob, electric oven and dishwasher. A door leads through to a bathroom and separate WC.

On the first floor the main bedroom looks out over the harbour to the south with stunning unencumbered views. The second bedroom then has a door into the third bedroom and on into a shower room with shower cubicle, wash basin and WC. From the second bedroom there is a staircase into the loft room which has excellent storage.

Outside the property has a fabulous private garden at the rear which is laid to lawn and enclosed within a fenced boundary. There is access across No 10's garden to a side pedestrian access should one wish to use it, which leads down to the foreshore. There is a pale blue timber garden shed which includes a separate utility area with extra fridge/freezer, washing machine and tumble dryer. Parking

can be found at the rear specifically for owners in Mariners Terrace subject to parking charges.

Bosham is a highly desirable and popular harbour side village, with a mixture of fine period and contemporary properties. It is hugely popular with Londoners seeking a weekend retreat and the spring and summer months in particular, are extremely busy. The area has many events throughout the year, such as the Goodwood Revival Meeting and the Festival of Speed. Good rail and road links to London. Chichester to the west has a good selection of shops and restaurants and there is a good variety of state and private schools near Chichester.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect his property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

On driving through the village along the High Street turn left into the public car park before the foreshore, carrying through into the boat yard. Turn right and parking can be found at the end.



